

ENGEL & VÖLKERS®
RICHARD JAMES DEACON



Upr Mission's #1 Gated Community

Kelowna, BC



5000 sq.ft

LIVING AREA

2

LARGE PATIOS

4

BEDROOMS

4

BATHROOMS

2

GARAGES

Chefs

KITCHEN

1

WINE CELLAR

The Edge

NEIGHBOURHOOD



THE EDGE

Welcome to the #1 gated community in Upper Mission: The Edge. This custom built West Coast Contemporary home with 2 garages is a car collectors dream and situated in the hills of Kettle Valley with simply incredible lake+valley+city views. Built by the current owners in an exclusive gated community, this home features rich elements of natural wood and stone combined with many smart home modern features. 5000 sq.ft . 4bdrm + 4 bath. Open concept main floor with chefs kitchen custom wine cellar, hand crafted glass bar countertop, smart Control 4 lighting, blinds, heat and audio/video. Spacious primary bdrm suite and large home office, mudroom and laundry on the main floor. Below is a huge family room, grandkids play room, home theatre plus 3 bdrms and ample storage and best in class mechanical w/radiant heat. Attached garage has room for 3 vehicles plus toys and the detached garage/shop has room for an additional 3 w/lifts added + 220 power. Outside is a gorgeous lakeview deck with fire table and bbq, below is a covered deck w/hot tub and water feature. Protected land in front with no immediate homes/roofs in the view. Room to add a pool. The Edge is the ultimate in upscale living with great neighbors and a well run bare land strata. Move in ready for Summer 2025.





KEY FEATURES

- Custom home
- 5000 sq ft
- 4 bdrm
- 4 baths
- Chefs kitchen
- 2 fireplaces
- Control 4 smart home
- 6 car storage
- 2nd Separate shop/garage
- Hot tub
- Home office
- Home Theatre
- Sweeping lake views
- Great neighbors
- West Coast Modern
- Natural wood + stone
- Primary suite on the main
- Incredible wine cellar
- Private neighborhood
- Mins to wineries, shops, schools
- Walk to trails, beach, parks
- Room for a pool





City of Kelowna

1435 Water St
Kelowna, BC
V1Y 1J4

Property Report

Produced by the City of Kelowna

Report Produced on: Apr 17, 2025



Property highlighted in blue



Property Information

Property Address: 105 5650 The Edge Pl **Property Type:** BLU - Bareland Strata Unit
KID: 784202 **Plan #:** EPS2740 **Lot#:** 5 **Block:**

Extra Legal Information:

PLAN EPS2740 LOT 5 SECTION 14 TOWNSHIP 28 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PRO PORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT A

BC Assessment Information

Roll Number: 6934721 **Jurisdiction:** 217
Net Land Value: \$951,000 **PID:** 029-627-869
Net Impr. Value: \$2,165,000 **Lot Size:** .561
Net Total Value: \$3,116,000 **Lot Size Unit:** Acres
Actual Use: 000 Single Family Dwelling

Land Use Related Information

Zoning Code: RU1 **Inside ALR:** No
OCP2040 FutureLandUse: S-RES **Water Provider:** CITY
Land Use Contract: No

This information is derived from a variety of sources with varying levels of accuracy. The City of Kelowna does NOT warrant the accuracy, completeness, correctness or currency of this information and no representations are being made by providing this data. Any reliance on this information will be solely at YOUR OWN RISK and not that of the City

ENGEL & VÖLKERS
PRIVATE OFFICE



ENGEL & VÖLKERS
RICHARD JAMES DEACON
Private Office Real Estate Advisor
C: 1 250-801-8831
richard.deacon@evrealestate.com
richardjamesdeacon.com